

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

March 23, 2015

The Wethersfield Zoning Board of Appeals held a public hearing on March 23, 2015 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Morris Borea
Eugene Ziurys, Jr
Basia Dellaripa
David Gustafson, Alternate, Clerk
Michael Vieira, Alternate

ABSENT: Daniel Logan, Vice Chairman
Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the meeting and hearing, adding that five Board Members will be voting and 4 affirmative votes would be needed for the variance to be approved. He asked if there was anyone present who wished to speak on anything other than what is on the night's Agenda. There was no one from the audience who wished to speak.

Application No. 6152-15, 1652 Berlin Turnpike, requesting a variance for outdoor storage and display of automobile sales for a used car dealer. Ana Pabellon, Applicant, Zone RC, (§5.2.E.4 & §5.7) Continued from February 23, 2015, Regular Meeting.

Attorney John Harvey, 1177 Silas Deane Highway, Wethersfield, CT appeared before the Board on behalf of his client Ana Pabellon and husband Miguel. He presented to the Board handouts which outline the language of the regulations and highlighted the zones that pertain to this application, he also highlighted on the second page his clients' parcel of land.

Attorney Harvey stated that his clients' hardship for this application is the fact that the regulations require the cars to be housed inside; however, because of the size of the building this would be impossible to do. He stated that he would first like to get approval from this Board for a use variance, and then proceed to the Planning and Zoning Commission.

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Attorney Harvey commented that if there ever were a parcel in Town to be used as a car dealer, this parcel is perfect for it. He stated that his clients already have a lease and have invested time and money on this location by cleaning, painting, etc.

Chairman Vaughan, Jr. confirmed that they need to go before Planning and Zoning if this application were to be approved. Attorney Harvey stated that they would because of the change of use.

Commissioner Borea questioned how many cars he wishes to display outside. Attorney Harvey stated as many as he can, but was hoping for around 30 cars. He stated that Planning and Zoning may have an issue with that but that is something he will have to deal with when he goes before the Planning and Zoning Commission.

Chairman Vaughan, Jr. questioned if there are any other businesses in Town that sell cars. Mrs. Holloway stated that there are no other car dealers in Town.

Commissioner Borea questioned the hours of operation. Miguel stated that the hours would be Monday through Saturday 9:00AM to 6:00PM and closed Sunday.

Commissioner Gustafson questioned if there are two driveways for access. Attorney Harvey stated that there are three accesses to the property; two on the Berlin Turnpike and one on Nott Street.

Commissioner Borea questioned if he needs a license from the State. Attorney Harvey stated that they already have that as they have another location in Enfield CT.

Commissioner Gustafson questioned how the vehicles get delivered and questioned the traffic flow. Miguel stated that they get cars three to five times a week. He stated that they pick up the cars themselves; there are no deliveries from truck carriers.

Commissioner Gustafson questioned if regulations allow for used or new car sales. Mrs. Holloway stated that per the regulations, car sales are not allowed in Town. Chairman Vaughan, Jr. stated that other nearby towns do allow it; as there are car sales on the Berlin Turnpike in Newington and Berlin.

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There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

Application No. 6153-15, 1281 Silas Deane Highway (Unit 11), requesting to enlarge a wall sign of 28 sq. ft. where 16 sq. ft. is the maximum for a hair salon. Melissa Sharkevich, Applicant, Zone RC (§6.3.F.2)

Melissa Sharkevich and Rita Castrucci, 268 Crest Street, Wethersfield, CT appeared before the Board seeking a variance for a sign larger than is permitted.

Ms. Castrucci stated that they are moving their Salon from Cromwell to the Goff Brook Shops in Wethersfield. She stated that a 16 sq. foot sign is permitted however they would like a 28 sq. foot sign. She stated that the hardship for this application is the fact that the building is set back from the main road and it would be hard for their clients, both new and old, to be able to see their new location.

Chairman Vaughan, Jr. stated that they have had several applications from this property. He questioned if this sign is in line with what other tenants at this location have. Ms. Castrucci stated that it is, adding that the sign is in channel block letters, in white with a black outline.

Chairman Vaughan, Jr. questioned if she has spoken with the owner about this sign. Ms. Castrucci stated that she has and all he asked was that it be in line with what the other tenants have.

Commissioner Borea confirmed that the hardship is the fact that the building is set too far back from the road. Ms. Castrucci stated that this was correct.

Chairman Vaughan, Jr. confirmed that the monument sign in the front only states Goff Brook Shops. Ms. Castrucci stated that this is correct.

Commissioner Borea questioned if the landlord needs to approve the sign. Ms. Castrucci stated that all he asked was that it be consistent with the other signs in the Plaza.

Commissioner Gustafson questioned what side of the Plaza they are located. Ms. Castrucci stated that they are near Sophia's Pizza. Chairman Vaughan, Jr. confirmed that they are not blocked by Chips Restaurant. Ms. Castrucci stated that they are not.

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Chairman Vaughan, Jr.

Commissioner Gustafson, Clerk

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PRESENT: Thomas J. Vaughan, Jr., Chairman
Morris Borea
Eugene Ziurys, Jr
Basia Dellaripa
David Gustafson, Alternate, Clerk
Michael Vieira, Alternate

ABSENT: Daniel Logan, Vice Chairman
Robert Cobb, Alternate

Also Present: Monica Holloway – Zoning Enforcement Officer

DECISIONS FROM PUBLIC HEARING

Voting Members: Chairman Vaughan, Jr., Commissioner Ziurys, Jr., Commissioner Dellaripa, Commissioner Morris and Commissioner Gustafson.

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Upon motion made by Commissioner Ziurys, Jr., seconded by Commissioner Gustafson and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted for a use variance with the understanding that Planning and Zoning Commission will put stipulations on the use.

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Voting Members: Chairman Vaughan, Jr., Commissioner Ziurys, Jr., Commissioner Dellaripa, Commissioner Morris and Commissioner Vieira.

Application No. 6153-15, 1281 Silas Deane Highway (Unit 11), requesting to enlarge a wall sign of 28 sq. ft. where 16 sq. ft. is the maximum for a hair salon. Melissa Sharkevich, Applicant, Zone RC (§6.3.F.2)

Upon motion made by Commissioner Borea, seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

APPROVAL OF MINUTES

Upon motion made by Commissioner Ziurys, Jr. seconded by Commissioner Dellaripa and a poll of the Board it was unanimously voted that the Minutes of February 23, 2015 **BE APPROVED**.

ADJOURNMENT

The meeting was adjourned at 7:35 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Gustafson, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Gustafson, Clerk